

**UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF TEXAS
San Antonio Division**

In re:

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**WILSON, JASON B.
WILSON, MAILE E.**

Case No. 18-51488-CAG-7

REPORT OF SALE

COMES NOW RANDOLPH N. OSHEROW, the Trustee in this case, and makes and files this Report, and in support thereof respectfully represents to the Court as follows:

I.

On or about September 4, 2018, this Court entered its Order authorizing the Trustee to sell the bankruptcy estate's interest in the real property located at 28111 Heritage Trail, Boerne, TX 78105.

II.

On September 14, 2018, the Trustee received the purchase price from the buyer, Chris Alt and Sara Alt in the amount of \$535,026.09- closing disclosed is attached.

III.

Attached to this Report is a copy of Forms I and II.

Dated this 17th day of September, 2018.

Respectfully submitted,

/s/ RANDOLPH N. OSHEROW
RANDOLPH N. OSHEROW, Trustee
State Bar No. TX15335500
342 West Woodlawn, Suite 100
San Antonio, TX 78212
(210) 738-3001

**IT IS HEREBY ADJUDGED and DECREED that the
below described is SO ORDERED.**



Dated: September 04, 2018.

Craig A. Gargotta

**CRAIG A. GARGOTTA
UNITED STATES BANKRUPTCY JUDGE**

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF TEXAS
SAN ANTONIO DIVISION**

IN RE: § CASE NO. 18-51488-cag

**JASON B. WILSON & MAILE E. §
WILSON, §
DEBTOR(S). § CHAPTER 7 PROCEEDING**

**AGREED ORDER AUTHORIZING TRUSTEE TO SELL FREE AND CLEAR OF
INTERESTS, DEBTORS' INTEREST IN REAL PROPERTY OF DEBTORS LOCATED AT
28111 Heritage Trail, Boerne, TX 78105**

On the day this Agreed Order was signed, came for consideration the Motion to Sell
Debtors' interest in 28111 Heritage Trail, Boerne, TX 78105.

**Legal Description: CB 4709H BLK 2, Lot 14,
The Woods Sub UT-2 P.U.D,**

to Chris Alt & Sara Alt. The Court, finding notice was properly given pursuant to the Federal
Rules of Bankruptcy Procedure and the Local Rules, and no objection having been made or
sustained, the Court finds the Motion is meritorious, and it is, therefore,

**ORDERED, ADJUDGED, and DECREED ORDERED, ADJUDGED, and
DECREED that the Trustee is hereby authorized to sell Free and Clear of All Liens and
Interests, the Debtors' interest in 28111 Heritage Trail, Boerne, TX
78105.**

Legal Description: CB 4709H BLK 2, Lot 14, The Woods Sub UT-2 P.U.D, to Chris Alt & Sara Alt for \$535,000.00. This sale shall be free and clear of all liens and interests, including, 1. free and clear of the Abstract of Judgment held by Preferred Development Partners, LTD, filed 3/1/2018- Book 19014, Page 159, 2. specifically this sale is free and clear of any and all filed **IRS liens**, specifically the November 2nd, 2016 IRS lien in the amount of \$114,009.87. The IRS secured claim, shall attach solely to the proceeds from this sale and never to the real estate property being sold. The IRS lien will be paid in part after all allowed administrative expenses are paid including but not limited to home owners's association dues of \$837.25, ad valorem taxes of approximately \$13,605.63, realtor fees of \$32,100.00, ordinary closing costs, trustee commission of \$30,000.00, and costs to prepare final bankruptcy estate tax returns.

It is further

ORDERED, ADJUDGED & DECREED that with respect to the amount of ad valorem taxes for the year 2017 of approximately \$13,605.63, and prior related to the Property (real and Personal), such amounts shall be paid at Closing from the sale proceeds by the Closing Agent immediately upon closing and prior to disbursement of any sales proceeds to any other person or entity. Any liens for 2018 and prior ad valorem taxes on the property (real and personal) shall attach to the sales proceeds until paid in full. With respect to the estimated amount of ad valorem taxes for the year 2018 related to the Property (real and personal), such amounts shall be prorated between Buyer and the Debtor/Sellers as of the closing date. The amount of the estimated 2018 taxes prorated for the Debtor/Sellers shall be an adjustment to the amount of cash due from Buyer to the Debtor/Sellers on the Closing Date and the Buyer shall assume responsibility for the year 2018 and ad valorem taxes incident to the Property (real and personal) and the year 2018 ad valorem tax lien shall be retained against the Property (real and personal) until such time as the 2018 ad valorem taxes are paid in full.

It is further

ORDERED, ADJUDGED & DECREED that notwithstanding the provisions of Bankruptcy Rules 6004 and 6006 or any applicable provisions of the Local Rules, this Order shall be not be stayed for **FOURTEEN DAYS** after the entry hereof, but shall be effective and enforceable immediately upon entry. It is further

ORDERED, ADJUDGED & DECREED that Nationstar Mortgage, LLC, dba, Mr. Cooper, not be required to release its lien unless and until it is paid the entire amount described on such payoff quote, or that any sale short of full payoff be subject to Nationstar Mortgage, LLC, dba, Mr. Cooper's final approval, and that any sale be closed and the lien paid in full within six (6) months of any order granting the sale. If a sale does not close within six (6) months of any order granting a sale, then Nationstar Mortgage, LLC, dba, Mr. Cooper, shall have relief from the 11 USC Section 362 automatic stay regarding the Property without further order of this Court.

It is further

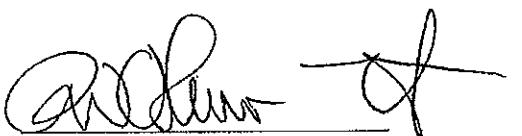
ORDERED, ADJUDGED & DECREED that Nationstar Mortgage, LLC, dba, Mr. Cooper, shall not be required to release its lien against the Property unless and until it is paid the entire amount owed to it. It is further

ORDERED, ADJUDGED & DECREED that the title company is authorized to pay the first lien held by Nationstar Mortgage, LLC, dba, Mr. Cooper, all ordinary closing costs, including Home Owner's Association dues of \$837.25, ad valorem taxes of approximately \$13,605.63, realtor fees of \$32,100.00, and Trustee Commission to Randolph N. Osherow, Trustee, of \$30,000.00, at closing. It is further

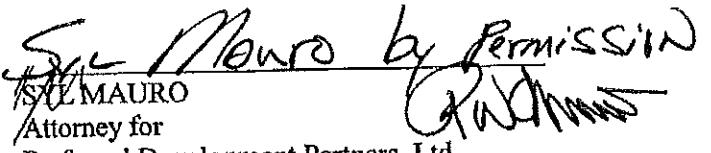
ORDERED, ADJUDGED, and DECREED that the Trustee is authorized to execute the documents necessary to effectuate the sale of the above-described property.

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Signed by:



RANDOLPH N. OSHEROW, Chapter 7 Trustee
Texas State Bar No. 15335500
342 W. Woodlawn, Suite 300
San Antonio, Texas 78212
(210) 738-3001 - Telephone
(210) 737-6312 - Telefax
rosherow@hotmail.com



SAM MAURO
Attorney for
Preferred Development Partners, Ltd.
Bar Number: 13238700
12451 Starcrest Drive
San Antonio, Texas 78216-2988
Telephone: (210) 496-0611
Facsimile: (210) 496-7232
samlaw@satx.rr.com

Signed by Permission:


LynAlise K. Tannery
14841 Dallas Pkwy Suite 425
Dallas, TX 75254
Attorney for Nationstar Mortgage, LLC,
dba, Mr. Cooper
By Permission
Randolph N. Osherow

Closing Disclosure

Closing Information		Transaction Information	
Date Issued	9/14/2018	Borrower	Christopher Allen Alt and Sara Alt
Closing Date	9/14/2018	Seller	Randolph N. Osherow, Chapter 7 Trustee of the Bankruptcy Estate of Debtors, Jason B. Wilson & Maile E. Wilson, Case No 19-51488-CAG 342 W. Woodlawn Ste. 100 San Antonio, TX 78212
Disbursement Date	9/14/2018		
Settlement Agent	Capital Title of Texas, LLC- City View		
File #	18-376025-CV		
Property	28111 Heritage TRL Boerne, TX 78015		
Sale Price	\$535,000.00		

Summaries of Transactions		
SELLER'S TRANSACTION		
Due to Seller at Closing		
01	Sale Price of Property	\$535,026.09
02	Sale Price of Any Personal Property Included in Sale	
03		
04		
05		
06		
07		
08		
Adjustments for Items Paid by Seller in Advance		
09	Annual Assessments	
10	City Property Taxes	
11	County Property Taxes	
12	HOA 9/15/2018 thru 9/30/2018	\$26.09
13	Mud Notices	
14	School Property Taxes	
15		
16		
Due from Seller at Closing		
01	Excess Deposit	\$46,440.06
02	Closing Costs Paid at Closing (J)	\$34,029.20
03	Existing Loan(s) Assumed or Taken Subject to	
04	Payoff of First Mortgage Loan	
05	Payoff of Second Mortgage Loan	
06	Option Fee	\$100.00
07		
08		
09		
10	Adjustment for Owner's Policy Paid by Seller	\$2,731.00
11		
12		
13		
Adjustments for Items Unpaid by Seller		
14	Annual Assessments	
15	City Property Taxes	
16	County Property Taxes 1/1/2018 thru 9/14/2018	\$9,579.86
17	HOA	
18	Mud Notices	
19	School Property Taxes	
CALCULATION		
Total Due to Seller at Closing		\$535,026.09
Total Due from Seller at Closing		\$46,440.06
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller		\$488,586.03

Contact Information	
REAL ESTATE BROKER (B)	
Name	Kuper Sotheby's Int'l Realty
Address	4 Dominion Dr Bldg 2 San Antonio, TX 78257
TX License ID	
Contact	Kathy Rippes
Contact TX License ID	
Email	kathy.rippes@kupersir.com
Phone	210-240-4464
REAL ESTATE BROKER (S)	
Name	Joyce Klein Realtors
Address	4416 Ramsgate, Ste 102 San Antonio, TX 78230
TX License ID	TX0320012
Contact	Laura Jacaman
Contact TX License ID	TX437758
Email	jsan555@yahoo.com
Phone	
SETTLEMENT AGENT	
Name	Capital Title of Texas, LLC- City View
Address	10999 IH-10 West Sutie 320 San Antonio, TX 78230
TX License ID	TX1877619
Contact	Paula Ullevig
Contact TX License ID	TX1314032
Email	pullevig@ctot.com
Phone	210-202-1660

Questions? If you have questions about the loan terms or costs on this form, use the contact information above. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Closing Cost Details

			Seller Paid	
			At Closing	Before Closing
Loan Costs				
A: Origination Charges				
01 0% of Loan Amount (Points)	to	USAA Federal Savings Bank and each successor in ownership of the indebtedness secured by the insured mortgage except a successor who is an obligor and		
02 Loan origination Fee	to	USAA Federal Savings Bank and each successor in ownership of the indebtedness secured by the insured mortgage except a successor who is an obligor and		
B: Services Borrower Did Not Shop For				
01 Appraisal Fee	to	Servicelink		
02 Credit Report Fee	to	Corelogic		
03 Flood Certification	to	CoreLogic Flood Services		
04 Reinspection Fee	to	Servicelink		
05 Tax Related Service Fee	to	Corelogic		
C: Services Borrower Did Shop For				
01 Survey	to	Westar Alamo Land Surveyors, LLC		
02 Title - Escrow Fee	to	Capital Title of Texas	\$475.00	
03 Title - Guaranty Assessment Recoupment Charge	to	Texas Title Insurance Guaranty Association		
04 Title - Lender Policy Endorsements	to	Capital Title of Texas		
05 Title - Lender's Title Insurance	to	Capital Title of Texas		
06 Title - Tax Certificate	to	United Tax Service, Inc.	\$59.80	
07 Title - eRecording Fee	to	United eRecording	\$9.00	
Other Costs				
E: Taxes and Other Government Fees				\$34.00
01 Recording Fees	Deed: \$50.00	Mortgage: \$110.00		\$34.00
02 Transfer Tax	to Capital Title of Texas			
F: Prepads				
01 Homeowner's Insurance Premium (12 mo.)	to	USAA		
02 Mortgage Insurance Premium (mo.)	to			
03 Prepaid Interest (\$57.41 per day from 09/14/2018 to 10/01/2018)	to	USAA Federal Savings Bank and each successor in ownership of the indebtedness secured by the insured mortgage except a successor who is an obligor and		
04 Property Taxes (mo.)	to			
G: Initial Escrow Payment at Closing to USAA Federal Savings Bank and each successor in ownership of the indebtedness secured by the insured mortgage except a successor who is an obligor and				
01 Homeowner's Insurance	\$293.41 per month for 3	mo.		
02 Mortgage Insurance	per month for	mo.		
03 Property Taxes	\$348.39 per month for 12	mo.		
04 Annual Assessments	per month for	mo.		
05 City Property Taxes	\$785.40 per month for 12	mo.		
06 County Property Taxes	per month for	mo.		
07 Mud Notices	per month for	mo.		
08 Other Taxes	per month for	mo.		
09 School Property Taxes	per month for	mo.		
10 Aggregate Adjustment				
H: Other				
01 4th Qtr HOA Dues	to	The Woods at Fair Oaks HOA		
02 Amount Due	to	The Woods at Fair Oaks HOA	\$628.65	
03 HOA Transfer Fee	to	CIA Services Inc		
04 HOA Resale Docs	to	CondCerts		
05 HOA Transfer Fee	to	The Woods at Fair Oaks HOA		
06 Real Estate Commission - Listing	to	Joyce Klein Realtors	\$16,050.00	
07 Real Estate Commission - Selling	to	Kuper Sotheby's Int'l Realty	\$16,050.00	
08 Title - Guaranty Assessment Recoupment Charge	to	Texas Title Insurance Guaranty Association	\$4.50	
09 Title - Owner Policy Endorsements	to	Capital Title of Texas	\$164.25	

10 Title - Owner's Title Insurance	to Capital Title of Texas	\$554.00	
TOTAL CLOSING COSTS		\$34,029.20	

Randolph N. Osherow, Chapter 7 Trustee of the Bankruptcy Estate of Debtors, Jason B. Wilson & Maile E. Wilson,
Case No. 18-51488-CAG

By: *Randolph N. Osherow* 9/14/2018
Randolph N. Osherow, Chapter 7 Trustee

AMERICAN
EXCESS
INSURANCE
COMPANY
LAW
OFFICES
OF
RANDOLPH
N. OSHEROW
P.C.
100
W.
3RD
ST.
SUITE
1000
DALLAS
TEXAS
75201
214-967-1000
FAX: 214-967-1001
E-MAIL: info@osherowpc.com

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FORM 1
INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

Page: 1

Trustee Name: RANDOLPH N. OSHEROW
Date Filed (f) or Converted (c): 06/27/18 (f)
341(a) Meeting Date: 08/02/18
Claims Bar Date: 10/23/18

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Values	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Formally Abandoned OA=554(a)	Sale/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1. 28111 Heritage Trail Boerne, TX 78015 the \$100 is part of the earnest money	589,000.00	535,126.09		535,126.09	FA
2. 2011 Chrysler Town/Country Van	6,000.00	6,000.00		0.00	FA
3. 2012 Honda Pilot Vehicle	11,582.00	11,582.00		0.00	FA
4. Household goods and furnishings	2,000.00	2,000.00		0.00	FA
5. Consumer Electronics	800.00	800.00		0.00	FA
6. Camera	300.00	300.00		0.00	FA
7. Clothing	300.00	300.00		0.00	FA
8. Jewelry	500.00	500.00		0.00	FA
9. Dog, fish	50.00	50.00		0.00	FA
10. Cash on hand	120.00	120.00		0.00	FA
11. Wells Fargo checking	85.89	85.89		0.00	FA
12. Centennial Bank checking	235.71	235.71		0.00	FA
13. Centennial Bank checking	5.00	5.00		0.00	FA
14. Wells Fargo checking	0.00	0.00		0.00	FA
15. Wells Fargo checking	96.71	96.71		0.00	FA
16. Wells Fargo savings	460.00	460.00		0.00	FA
17. Epiphanie, LLC or successor-100% owner	0.00	0.00		0.00	FA

Value of Remaining Assets

TOTALS (Excluding Unknown Values)

\$611,535.31

\$557,661.40

\$535,126.09

\$0.00

(Total Dollar Amount
in Column 6)

Major activities affecting case closing which are not reflected above, and matters pending, date of hearing or sale, and other action:

Initial Projected Date of Final Report (TFR): 12/31/19

Current Projected Date of Final Report (TFR): 12/31/19

FORM 2
ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Page: 1

Case No:	18-51488 -CAG	Trustee Name:	RANDOLPH N. OSHEROW
Case Name:	WILSON, JASON B.	Bank Name:	BOK FINANCIAL
	WILSON, MAILE E.	Account Number / CD #:	*****3873 Checking Account (Non-Interest Earnings)
Taxpayer ID No:	*****8991	Blanket Bond (per case limit): \$ 66,500,000.00	
For Period Ending:	09/17/18	Separate Bond (if applicable):	

1	2	3	4	5	6	7	
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Trans. Code	Deposits (\$)	Disbursements (\$)	Account / CD Balance (\$)
08/09/18	1	KATHY L RIPPS	BALANCE FORWARD				0.00
09/14/18	1	CAPITAL TITLE OF TEXAS, LLC	OPTION FEE SALE OF SALE OF 28111 HERITAGE TRAIL	1110-000	100.00		100.00
		CAPITAL TITLE OF TEXAS, LLC	Memo Amount: 535,026.09	1110-000	488,586.03		488,686.03
		OPTION FEE	SALE OF 28111 HERITAGE TRAIL				
			Memo Amount: (100.00)	2500-000			
		KENDALL COUNTY	OPTION FEE				
			Memo Amount: (9,579.86)	2820-000			
		CAPITAL TITLE OF TEXAS	COUNTY PROPERTY TAXES				
			Memo Amount: (475.00)	2500-000			
		UNITED TAX SERVICE, INC.	TITLE ESCROW FEE				
			Memo Amount: (59.80)	2500-000			
		UNITED ERECORDING	TITLE-TAX CERTIFICATE				
			Memo Amount: (9.00)	2500-000			
		CAPITAL TITLE OF TEXAS	TITLE- eRECORDING FEE				
			Memo Amount: (34.00)	2500-000			
		THE WOODS AT FAIR OAKS HOA	RECORDING FEES				
			Memo Amount: (628.65)	2500-000			
		JOYCE KLEIN REALTORS	HOA FEES				
			Memo Amount: (16,050.00)	3510-000			
		KUPER SOTHEBY'S INT'L REALTY	REAL ESTATE COMMISSION - LISTING				
			Memo Amount: (16,050.00)	3510-000			
		TEXAS TITLE INSURANCE	REAL ESTATE COMMISSION - SELLING				
		GUARANTY	Memo Amount: (4.50)	2500-000			
		CAPITAL TITLE OF TEXAS	TITLE- GUARANTY ASSESSMENT				
			Memo Amount: (164.25)	2500-000			
		CAPITAL TITLE OF TEXAS	TITLE-OWNER POLICY ENDORSEMENTS				
			Memo Amount: (2,731.00)	2500-000			
		RANDOLPH N. OSHEROW	ADJUSTMENT FOR OWNER'S POLICY				
		342 W. WOODLAWN, SUITE 100	Memo Amount: (554.00)	2500-000			
		SAN ANTONIO, TEXAS 78212-3314	TITLE -- OWNER'S TITLE INSURANCE				
09/14/18	000101		TRUSTEE COMMISSION	2100-000		30,000.00	458,686.03
			\$30,000.00				

Total Of All Accounts 458,686.03

UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF TEXAS
SAN ANTONIO DIVISION

IN RE:) Case No. 18-51488-CAG
WILSON, JASON B.)
WILSON, MAILE E.)
DEBTOR) Chapter 7

CERTIFICATE OF SERVICE

This is to certify that a true and correct copy of the above and foregoing Report of Sale has been mailed to all parties listed below, by first class mail, postage prepaid, on this the 17th day of September, 2018.

OFFICE OF THE UNITED STATES TRUSTEE
P.O. BOX 1539
SAN ANTONIO, TEXAS 78295

/s/ RANDOLPH N. OSHEROW
RANDOLPH N. OSHEROW, Trustee
State Bar No. TX15335500
342 West Woodlawn, Suite 100
San Antonio, TX 78212
(210) 738-3001

